

Commonwealth of Massachusetts

Executive Office of
Housing and Economic
Development



Planning Ahead for Growth in Andover

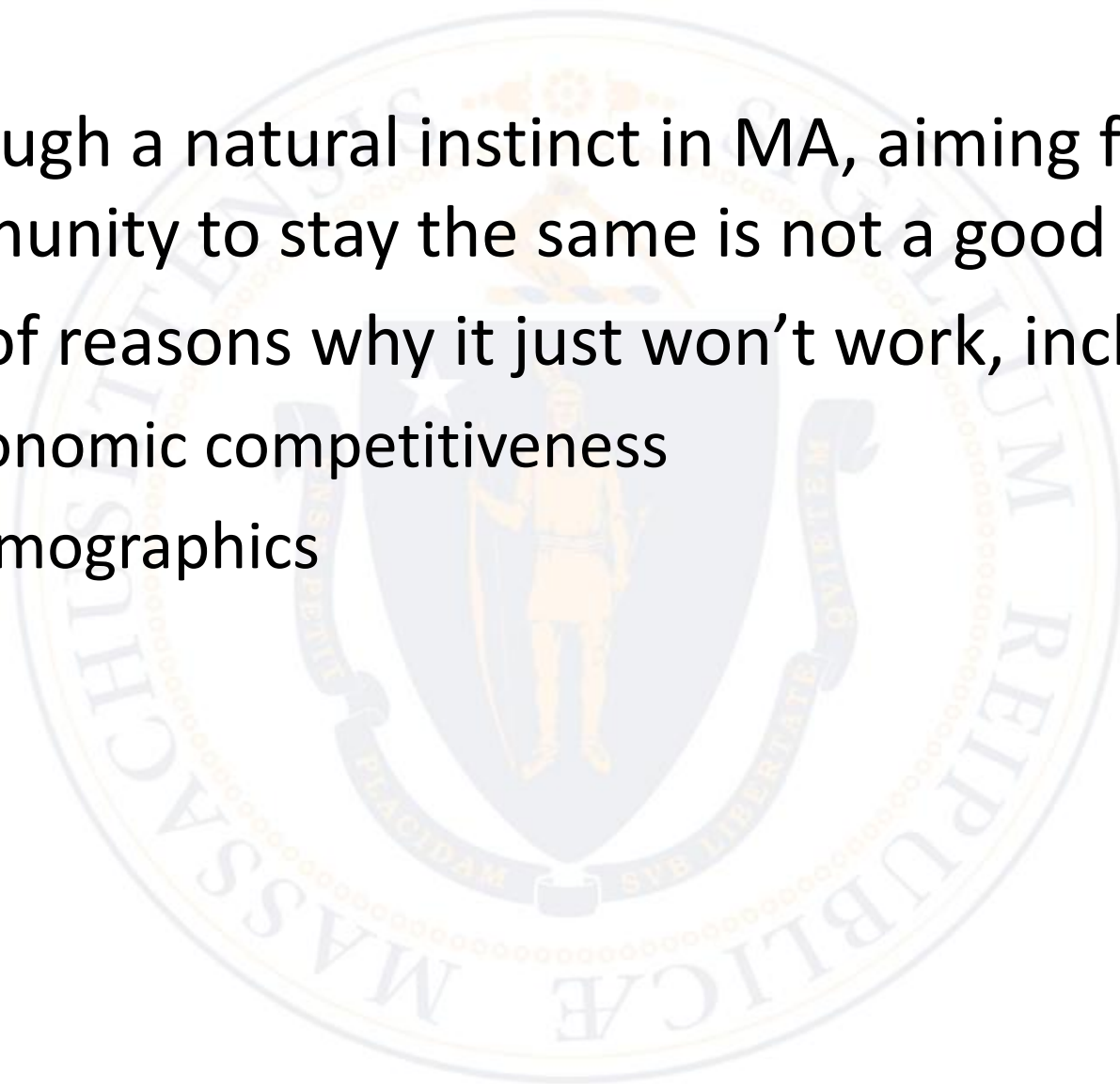
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The Need for Continuing Growth



- Although a natural instinct in MA, aiming for your community to stay the same is not a good goal
- Lots of reasons why it just won't work, including:
 - Economic competitiveness
 - Demographics



Growth Can Be Good



- This is not to say that growth is merely a necessary evil
- We are seeing many examples of communities planning ahead for new growth and development that is very beneficial by:
 - Creating job opportunities
 - Adding tax base
 - Revitalizing downtowns and village centers
 - Rehabilitating historic structures
 - Allowing young and old to stay in the community they love

Planning Ahead for Growth: An Approach



- Need to plan ahead collaboratively if you want growth and change to benefit your community
- We have been using a four-part approach:
 - Identify places to grow and to preserve
 - Create prompt and predictable permitting
 - Invest in needed infrastructure
 - Market these opportunities to businesses/developers

Investing in public infrastructure



- MassWorks priority in 2013 and 2014: multi-family housing in mixed-use districts
- Of 33 funded projects in 2013, 20 met this criteria. These 20 projects will mean the near-term creation of 2,518 multi-family units
- 85% of spending went to projects with a mix of residential & commercial uses, and 72% were TOD

The Move to Live-Work-Play



- Demographic shifts among baby boomers and millennials have resulted in a strong preference for live-work-play neighborhoods with a vibrant mix of uses
- Although there has also been a shift to live-work-play in large cities, it's not just about that
- Plenty of MA examples of neighborhoods outside of cities that are attracting residents and businesses

West Concord: Live-Work-Play



West Concord Village has a mix of uses creating a vibrant center:

- Existing retail shops in walkable village
- Brookside Square adding 74 apartments and dedicated open space
- Bradford Mill just added shared work and artist spaces
- Commuter rail station
- Bruce Freeman Trail in the works



Reading Town Center



Reading is using infill development to strengthen its lively center:

- The town is adding to an existing core of local shops, walkable streets and commuter rail station
- The first development in Reading's Chapter 40R district opened in 2012, adding 53 rental units, a restaurant and first floor retail
- The town's plan is to add 200 more homes, filling in underutilized sites



Melrose/Highlands



How does this translate into opportunities?



The Highlands area is an emerging village:

- Existing commercial node around commuter rail station
- Melrose is zoning for future housing and retail growth, and using nearby recreation assets
- Redeveloping older industrial uses
- \$960,000 MassWorks grant in 2013 for infrastructure

Three Key Considerations



- We are finding three key considerations in successful planning ahead for growth:
 - Multi-family housing (esp. apartments)
 - Transportation options without a car (including walkable neighborhoods)
 - Good places for entrepreneurs/small businesses (this is about both real estate and support networks)

An Act to Promote Growth and Opportunity



- Legislation filed by Governor Patrick designed to sustain our economic growth in the future
- 22 Elements including:
 - Expansion of I-Cubed Program (innovative infrastructure financing program)
 - Repeal of state-imposed town-by-town liquor license quotas
 - Increased investment tax credit for market-rate housing in weak-market communities
- Learn more at mass.gov/compete

MA is Well Positioned for the Future, if We Choose to Seize the Opportunity



- Our economy is growing (about double the US rate since 2007)
- We are adding jobs (55,000 in 2013, the most since 2000)
- We are adding population (about 0.75% in 2013; same rate as US for the first time since 1980)
- We are adding housing (multifamily housing starts have nearly tripled in three years)